

**MINUTES**  
**(Audio Recording Available)**  
**BOARD OF ZONING APPEALS**  
**JUNE 21, 2012**

Pre-Review Meeting  
6:00 p.m.  
Law Conference Room

- A. Review docket items.

**REVIEW MEETING**  
**6:30 P.M.**  
**Auditorium**

- ## 1. Roll Call

The meeting was called to order at 6:50 P.M.

### Members Present

Cynthia Bender  
Mary Breiner  
Kyle Krewson, Vice Chair  
Jennifer Matousek  
James Nagy, Chairman

Others Present

Mary Leigh, Secretary, DCD Programs Manager, P&D  
Jeff Fillar, Asst. Bldg. Comm., Residential  
Jennifer Mladak, Assistant Law Director

2. Approve Minutes of the April 19, 2012 meeting.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **APPROVE** the minutes of the April 19, 2012 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks.

Ms. Leigh read the Opening Remarks.

**OLD BUSINESS**

4. Docket 04-12-12 1485 Clarence Avenue

Rudy Stanek, property owner and applicant, requests approval for a variance pursuant to Section 1121.05(b) – Height Regulations. The applicant requests a five foot (5') variance to the allowable fifteen foot (15') in order to construct a twenty foot (20') high garage. This property is located in an R1H, Single Family and High Density district. This item was deferred from the meeting on April 19, 2012. (Page 4)

Rudy Stanek was present to explain the request. He amended his proposal to seventeen feet, nine inches (17', 9") for a two-foot, nine inch (2', 9") variance. Mr. McKee, the neighbor, agreed verbally with new dimensions per a telephone conversation.

There were no comments or questions from the public.

Cynthia Bender sought confirmation that no commercial work would be conducted from the garage. Mr. Stanek concurred; its use was to store a 1924 Chevrolet, two other vehicles, and incidental items.

A motion was made by Mr. Krewson, seconded by Ms. Matousek, to **GRANT** the request as amended. All of the members voting yea, the motion passed.

#### **NEW BUSINESS**

##### **5. Docket 05-19-12**

##### **1046 Kenneth Drive**

Nelson Burkholder, Weaver Custom Homes, applicant, requests approval for a variance pursuant to Section 1121.07 – Minimum Yard Requirements for Principal Buildings. The applicant requests a five foot (5') variance to the required fifteen foot (15') total in order to install an air conditioning condenser five feet (5') from the west property line. This property is located in an R1H, Single Family and High Density district. (Page 9)

Chris Schmid, property owner, was present to explain the request. Mr. Schmid said a letter of approval was on file.

Mr. Fillar said the Division of Housing and Building had no objections. He said the added comments on the application that referred to the garden wall was not before the Board of Zoning Appeals as it was approved by the Architectural Board of Review at its meeting of December 8, 2011.

There were no comments or questions from the public or the board.

A motion was made by Mr. Krewson, seconded by Ms. Matousek, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

##### **6. Docket 05-20-12**

##### **1205 Belle Avenue**

John Parkanzky, property owner and applicant, requests approval for a variance pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The applicant requests to not build replace the driveway from the rear of the house to the garage. This property is located in an R2, Single Family and Two Family district. (Page 14)

Natalia Parkanzky was present to explain the request. A gravel driveway that extended to the carriage house was removed, the yard was graded, and grass planted.

Mr. Krewson asked if the carriage house was a garage. She said yes, but in the 3.5 year period they lived there, they parked their vehicles at the side of the house. The lack of a driveway did not cause disharmony of the neighborhood, and they could not afford it financially to replace the driveway as they had already spent \$57,000 in fixing the home.

Mr. Krewson said the code required a driveway. She said they and the landscaper were not aware of the code; her neighbor did not have a driveway all the way to her garage. The item had been presented to ABR at its meeting on June 14, 2012 and was deferred, and she began getting

estimates afterwards. She said it would cost \$12,000 to install a StabiliGrid (it would need approval of a variance by ABR as it was not an approved material), and they needed time to save money.

Mr. Fillar said the use of an unapproved product, such as StabiliGrid product, would need to be approved by the Board of Zoning Appeals ("BZA), if and when it was approved by ABR.

Marianne Sroka, 1284 Manor Park Avenue, said she thought the backyard looked very nice. She felt a new owner could add a driveway if required.

Catlin Magner, 15710 West Shore Court, said a carriage house original to a home was not large enough to allow cars to park in it.

Mr. Krewson did not see a hardship. Mr. Nagy said the board sympathized with her, but no hardship had been established. The fact the neighbor did not have a driveway was because it had been "grandfathered" prior to the code.

Ms. Mladek said the code went into effect in the 1980's. The former driveway material was irrelevant.

Mr. Fillar said a resident was not allowed to park in the front building line of a house. He suggested an extension for one year.

A motion was made by Ms. Matousek, seconded by Ms. Bender to **DENY** the request. The applicant was given **one year to install a driveway**. All of the members voting yea, the motion passed.

**7. Docket 05-21-12 2086 Carabel Avenue**

Kathryn Brady, property owner and applicant, requests approval for a variance pursuant to Section 1121.03(d) – Permitted Accessory Uses. The applicant requests a two story deck on the rear of the home which replaces a two story porch that was removed because of its unsafe condition. This property is located in an R1H, Single Family and High Density district. (Page 19)

Kathryn Brady was present to explain the request. After they purchase the home, they began to replace the roof of a rear room. The wood was rotten, and it posed a difficult situation that required the room to be removed.

Mr. Fillar said the Division of Housing and Building had no objections.

There were no comments or questions from the public.

Mr. Krewson asked if the home was single family to which Ms. Brady replied it was. Asked about the size of the second story deck, she should it would be about one half the size of the former structure.

A motion was made by Ms. Matousek, seconded by Ms. Breiner, to **GRANT** the requests as submitted. All of the members voting yea, the motion passed.

8. Docket 06-22-12

2107 Mars Avenue

Michael Barr, property owner and applicant, requests approval for a variance pursuant to Section 1153.02(c)(1) – Regulations. The applicant requests to keep his six-foot, ten inch (6', 10") fence parallel to Athens Avenue sidewalk to match the fence to the garage. This property is located in an R2, Single Family and Two Family district. (Page 21)

Michael Barr was present to explain the request. He asked for a variance to keep the height of the fence consistent as the rear yard sloped by almost 11 inches.

Mr. Fillar said the Division of Housing and Building had no objections.

There were no comments or questions from the public.

Mr. Krewson asked about the height of the fence on Athens. Mr. Barr said it was six feet, ten inches; the entire span of the fence.

Ms. Bender asked about visibility of traffic when exiting the driveway. Mr. Barr said there was full visibility at the 45 degree angle; it was not clear from the photograph. Mr. Barr said the slope continued the entire property at a distance of about 14 inches to 11 inches from the sidewalk.

A motion was made by Ms. Matousek, seconded by Ms. Bender, to **GRANT** the request as submitted. All of the members voting yea, the motion passed

9. Docket 06-23-12

15635 Lakewood Heights Boulevard

Jo and Barry Beurmann, property owners and applicants, request approval for a variance pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The applicants request to not build a garage. This property is located in an R1H, Single Family and High Density district. (Page 24)

Jo Beurmann was present to explain the request. In 2011, they asked for a two year variance to not rebuild a garage and were granted one year. They were still unable to rebuild a garage and were asking for another year.

Mr. Fillar said the Division of Housing and Building had traditionally be in agreement with a one year extension and objected to the request.

Mr. Nagy said financial reasoning was not a hardship. Ms. Beurmann said she became unemployed recently, and her husband recently got a job after being unemployed for four years.

Ms. Matousek asked if they had consulted with the Lakewood High School about rebuilding a garage; Ms. Beurmann said she was unaware of the program. Ms. Matousek encouraged her to make contact and begin the process to rebuild.

A motion was made by Ms. Matousek, seconded by Ms. Bender, to **GRANT** a three month extension. All of the members voting yea, the motion passed.

10. **Docket 06-24-12** **1466 Winton Avenue**

Daniel S. Medsker, property owner and applicant, requests approval for a variance pursuant to Section 1153.02(c)(2) – Regulations. The applicant requests to build a fence eight feet (8') high instead of six feet (6'). This property is located in an R2, Single Family and Two Family district. (Page 27)

Mr. Fillar said it had been determined by the Division of Housing and Building that the property located at 1466 Winton Avenue was in compliance and was being withdrawn administratively.

The Board decided to **WITHDRAW** the application.

11. **Docket 06-25-12** **13867 Lake Avenue**

John Speice, property owner and applicant, requests approval for a variance pursuant to Section 1153.02(c)(2) – Regulations. The applicant requests to install seventy-eight feet (78') of board-on-board, neighbor friendly seven foot (7') high lattice top fence on the south property line and sixteen feet (16") on east at the south. This property is located in an R1H, Single Family and High Density district. (Page 33)

John Speice and Mike Wilger, Elyria Fence, were present to explain the request.

Mr. Fillar said the Division of Housing and Building had no objections.

There were no comments or questions from the public.

Mr. Speice handed pictures of fence examples to Mr. Krewson.

A motion was made by Ms. Bender, seconded by Ms. Breiner, to **GRANT** the request as submitted. All of the members voting yea, the motion passed

12. **Docket 06-26-12** **1284 Manor Park Avenue**

Marianne and Stephen Sroka, property owners and applicants, request approval for a variance pursuant to Section 1121.07 – Minimum Yard Requirements for Principal Buildings. The applicants request a fourteen inch (14") variance to the required sixty inch (60") side yard in order to install a Mitsubishi split condenser, forty-six inches (46") from the property line. This property is located in an R1H, Single Family and High Density district. (Page 36)

Stephen Sroka and Marianne Sroka were present to explain the request. They were replacing two units with one quieter one. Their neighbors were not in opposition.

Mr. Fillar said the Division of Housing and Building had no objections.

There were no comments or questions from the public.

A motion was made by Ms. Breiner, seconded by Mr. Krewson, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

**13. Docket 06-27-12**

**15710 West Shore Court**

Alvin Magner, property owner and applicant, requests approval for a variance pursuant to Section 1121.07 - Minimum Yard Requirements for Principal Buildings. The applicant requests a sixteen foot, two inch (16', 2") setback variance to construct a new attached garage. This property is located in an R1H, Single Family and High Density district. (Page 40)

Catlin Magner, property owner, was present to explain the request. The proposed garage would be a side load garage. They had shared the proposal with the neighbors and met with no opposition. A new driveway would be installed, and the ABR had approved it already.

Mr. Fillar said the Division of Housing and Building had no objections. Ms. Magner added that a new driveway would be installed, and ABR had approved it already.

There were no comments or questions from the public.

A motion was made by Ms. Bender, seconded by Ms. Matousek, to **GRANT** the request as submitted. All of the members voting yea, the motion passed.

**14. Docket 06-28-12**

**13429 Cliff Drive**

Mike Sperli, Mike Mural Builders, applicant, requests approval for a variance pursuant to Section 1121.10(a)(1) - Additional Accessory Structure Regulations. The applicant requests a twenty-one inch (21") variance to the required thirty-six inch (36") in order to construct a deck fifteen inches (15") off the east property line. This property is located in an R1M, Single Family and Medium Density district. (Page 53)

Mr. Nagy recused himself from Docket 06-28-12.

Mark Sperli, Mike Mural Builders, was present to explain the request. Mr. Bill Nemitz, architect, was present. The owners wanted to place the deck on an underutilized portion of the lot. Bill Myers, property owner, said the placement of the deck could not be on the rear of the home as there was no room. Mr. Sperli gave photographs of the property to the board.

There were no comments or questions from the public.

Mr. Fillar said the Division of Housing and Building had objections. The lot to the west was large, and the proposed location was very close to the neighbor on the east. Ms. Matousek asked about the start line of the subject's property. Asked by Ms. Matousek if it could be placed anywhere else, Mr. Myers said it could not. Asked if he had spoken to the next door neighbor, he said he's spoken to the son of the elderly neighbor who was in a nursing home, and the son did not object. Mr. Krewson said he was concerned about potential issues with any new neighbors if when the property was sold. Mr. Krewson asked about the use of the northwest pad. Mr. Myers said that had been the original patio, and the entrance door was blocked by a cabinet.

Ms. Bender asked if there was access through another door. Mr. Myers said access to the side deck would be from the back of the home, but there was not room for a deck off the back. Ms. Bender concurred with Mr. Krewson that she objected to a deck on the east side of the house. Ms.

Breiner asked if there was something in writing from the son; Mr. Myers said no. Ms. Bender asked for a deferral to allow time to get a letter from the son.

Bill Nemitz, 12941 Lake Avenue, designed the proposal. The front and west sides of the house faced streets, as it was situated on a corner lot. An existing stone wall was already there to shield the proposed deck.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **DEFER** the application to the meeting of July 19, 2012. All of the members voting yea, the motion passed.

**15. Docket 06-29-12 1477 Lincoln Avenue**

John J. Dubecky, Climate-Tech Inc, and applicant, requests approval for a variance pursuant to Section 1121.07 – Minimum Yard Requirements for Principal Buildings. The applicant requests a five foot (5') variance to the required five foot (5') side yard in order to install an A/C condenser on the property line. This property is located in an R1H, Single Family and High Density district. (Page 60)

John J. Dubecky was present to explain the request. A deck, tree, fish pond and pool were at the rear of the home.

There were no comments or questions from the public.

Mr. Fillar said the Division of Housing and Building said they had no objection about the Mitsubishi but did not know where the property line was.

Mr. Dubecky said they did not know where the property line was, but the unit was in line with the fence. Mr. Dubecky said the next door neighbors were not in opposition but did not have anything in writing. Mr. Dubecky said the units were very quiet. Mr. Krewson noted the base of the unit was deeper than the unit. Mr. Dubecky said the unit was one foot deep, and the base was two feet deep.

The Law Department said that prior approval of the type of unit was based upon a survey. She had no problem with the granting of approval as long as it was subject to returning before the board in the event of a survey showing it being in front of the property line, or if there were an agreement/statement from the abutting neighbor, an easement.

A motion was made by Ms. Matousek, seconded by Ms. Bender, to **GRANT with the stipulation there is a pin survey or a written agreement/statement from the abutting neighbor**. All of the members voting yea, the motion passed.

**16. Docket 06-30-12 12906 Madison Avenue  
Barocco**

Charles McGettrick, Architects C.A. McGettrick, LLC, applicant, requests approval for a variance pursuant to Section 1143.05 – Schedule of Uses and Space Requirements. The applicant requests a variance of six (6) parking spaces to the four (4) provided from the required ten (10). This property is located in C2, Commercial and Retail district. (Page 70)

Charles McGettrick and Juan Vergara, business owner/operator, were present to explain the request. Mr. Vergara was applying for storefront renovation, and reconfiguration of an old apartment at the rear north end was being done. 16 seats would be added to the current 21 to make a total of 37 seats. As a result, he needed ten parking spaces. He had room for four spaces; one being for ADA handicap parking. On the north side of Madison, curb cut to curb cut was 300 feet of non-metered parking. On the south side of Madison, curb cut to curb cut was 22 feet of non-metered parking.

There were no comments or questions from the public.

Mr. Fillar said he did not represent the commercial side of the Division of Housing and Building but spoke with Mr. Apanasewicz, Asst. Bldg. Comm., Commercial and with Dru Siley, Director of Planning and Development and Asst. Safety Director, that afternoon. Neither of them had objections to the application. The applicant had been trying to get a written agreement with the neighboring property owner but had nothing yet.

Mr. Vergara said he attempted to lease parking space from the surrounding neighbors. The only one willing was Misencik Funeral home but it was 500 feet from the restaurant. Ms. Matousek asked about the parking numbers. Mr. Vergara stated the street always looked empty. He wanted parking on the street to make the neighborhood look vital. The restaurant was going to be on the Food Network. Ms. Matousek asked for the hours of operation. Mr. Krewson said he was concerned about what would happen if another business opened in the immediate area, and that if the evening's variance were granted, it would set a precedent. Mr. Krewson asked about bike racks. Mr. McGettrick indicated on the site plan where a bike rack could fit. He added there was street parking for bars/taverns up and down Madison Avenue.

Ms. Mladek asked if posted signage could be put in Misencik's lot as optional parking. He replied to the affirmative. Ms. Matousek asked for the distance to Madison Park from Barocco. Mike McGettrick stated that it was the same distance as the funeral home. Ms. Mladek found the reference to 300 feet and interpreted it as the Commissioner could grant the variance without the applicant appearing before the board.

Mr. Nagy concurred with Mr. Krewson's concerns as a 60 percent variance would be the largest the board had heard and granted.

A motion was made by Mr. Nagy, seconded by Ms. Matousek, to **GRANT with the stipulation a letter of agreement from Misencik Funeral Home is secured in writing to the Division of Housing and Building.** All of the members voting yea, the motion passed.

#### 17. Docket 06-31-12

#### 1550 Rosewood Avenue

David Maddux, the Arcus Group, applicant, requests approval for a variance pursuant to Section 1123.05(b) – Height Regulations. The applicant requests a three foot variance to the height of the garage in order to construct an eighteen foot garage where fifteen foot is allowed. This property is located in an R2, Single Family and Two Family district. (Page 81)

David Maddux was present to explain the request. The replacement garage would match the home architecturally. It would extend into two directions of the yard by a couple of feet.



Mr. Fillar said the Division of Housing and Building had no objections. The project would appear before the Board of Building Standards for approval of being built on a monolithic slab in lieu of 36 inch footers.

There were no comments or questions from the public.

Mr. Krewson asked for a hardship. Mr. Maddux said it was to match architecturally and to use the storage upstairs for incidentals only. There would be a hatch opening with a pull down stair.

A motion was made by Mr. Krewson, seconded by Ms. Bender, to **GRANT with the stipulation the upper portion is used for incidental storage only.**

**18. Docket 06-32-12 1626 Waterbury Road**

Tom D'Amico, The Great Garage Company, applicant, requests approval for a variance pursuant to Section 1121.03(a) – Permitted Accessory Uses and Section 1121.05(b) – Height Regulations. The applicant requests lot coverage of twenty-five and one half (25.5) square feet, and one and one half (1.5') feet height to the allowable sixteen and one half feet (16.5'). This property is located in an R1H, Single Family and High Density district. (Page 88)

Tom D'Amico was present to explain the request. They need to house an RV in addition to another vehicle.

Mr. Fillar said the Division of Housing and Building had no objections to lot coverage or height.

There were no comments or questions from the public.

Mr. Krewson asked for clarification of the elevations drawing.

A motion was made by Mr. Nagy, seconded by Mr. Krewson, to **GRANT with the stipulation the upper portion is used for incidental storage only.**

**19. ADD-ON:  
Docket 06-33-12 1571 Roycroft Avenue**

Jan Dregalla, property owner and applicant, requests approval for a variance pursuant to Section 1147.02(c) – Regulations. The applicant requests to park a personal travel trailer at the side of the house which is required to be in the back yard. This property is located in an R2, Single Family and Two Family district. (Page 94)

Due to an emergency which prevented the applicant or the appointment of a representative from being present, the Board decided to **DEFER** the application to the meeting of July 19, 2012.

**20. Adjourn.**

A motion was made by Mr. Krewson, seconded by Ms. Matousek, to **ADJOURN** the meeting at 8:28 P.M. All of the members voting yea, the motion passed.

Signature Jan E. Nyl Date 8-16-12



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME

1. RUDY STANEK
2. CHRIS SCHAU
3. Natalia Parkanzky
4. Marianne Sroka
5. Caitlin Wagner
6. Kathryn Brady
7. Michael Barr
8. Jo E. Beermann
9. John Spera
10. Steve Stiphton Spera
11. RON LLOYD

[Signature]

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[Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☒ Zoning Appeals ☐ Other:

Date of Proceeding: \_\_\_\_\_



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Mark Speer

*[Signature]*

2. Bill Myers

*[Signature]*

3. Bill Hemitz

4. John Dubocky

*[Signature]*

5. Juan Vergara

*[Signature]*

6. Chuck McGettrick

*[Signature]*

7. Mike McGettrick

*[Signature]*

8. Dave Mesbary

*[Signature]*

9. Tom D'Amico

*[Signature]*

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☒ Zoning Appeals ☐ Other:

Date of Proceeding: \_\_\_\_\_

FOR PERMITS

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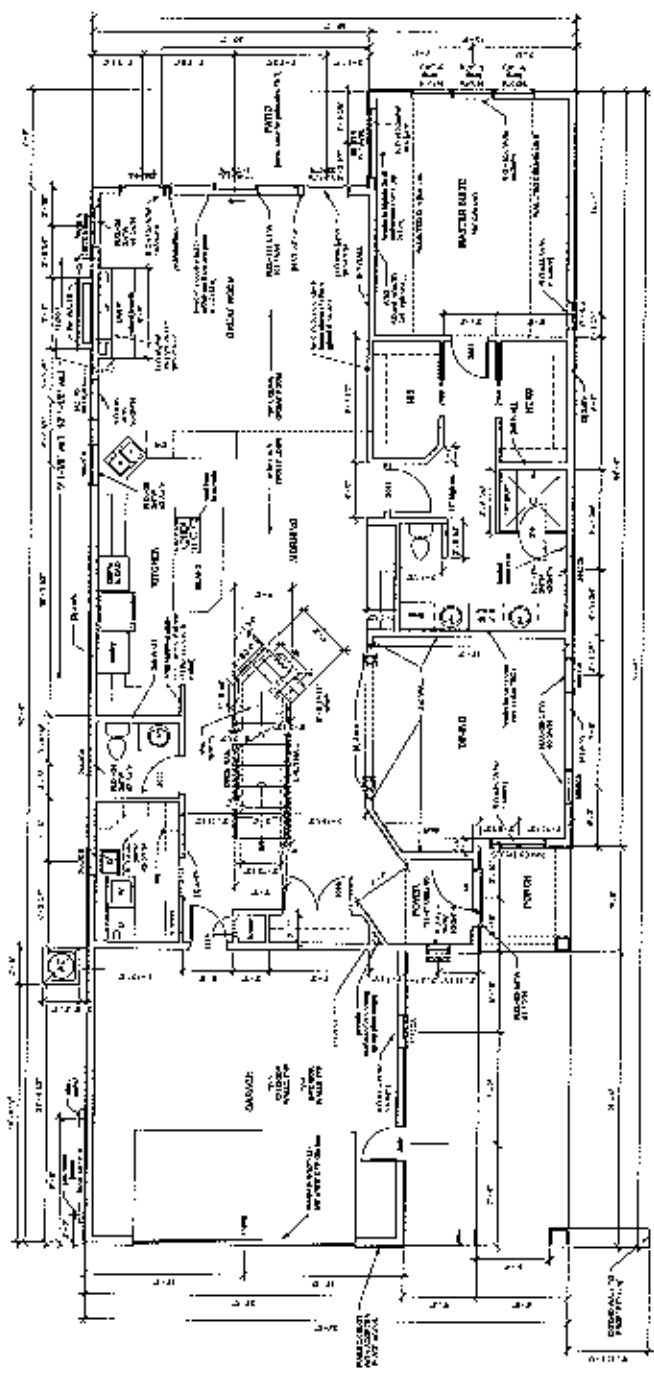
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SCHMID RESIDENCE  
116 KENNETH DRIVE  
LAKWOOD, OH 44137

WEAVER CUSTOM HOMES  
2155 ELYSIA DRIVE  
COLUMBUS, OH 43224  
614.233.2111





13429 diff





















June 22, 2012

Ricky & Kathleen Donovan  
1481 Lincoln Ave  
Lakewood, Ohio 44107

Re: Condensing unit Location  
At 1477 Lincoln Ave

On or about June 13<sup>th</sup> of this year 2012 you were notified of a Zoning appeals meeting to discuss the placement of a condensing unit in very close proximity to your property line which serves the occupants at 1477 Lincoln Ave. The city has stated that they will agree to the placement of the condensing unit on the side of the house facing your property so long as you have no complaint to the placement of the unit near your property line.

Please read the following statement and sign below if you are in agreement with the statement.

I, Ricky & Kathleen Donovan, residing at 1481 Lincoln Ave do recognize the condensing unit in close proximity to our property line and we will not contest the placement of the unit nor do we find the noise level of the unit to be obtrusive.

**Signed by both Parties**

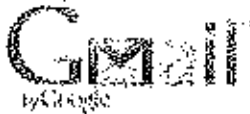
Ricky Donovan: [Signature] Date: 6.26.12

Kathleen Donovan: [Signature] Date: 6/26/12

Pattianne Baran: [Signature] Date: 6/25/12

Patrick Baran: [Signature] Date: 6/25/12

This has been compiled by John J Dubecky, President of Climate-Tech Inc on behalf of Pattianne Baran.



juan otero <juan82186@gmail.com>

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## Note for City of Lakewood

1 message

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Terry <terry.stineman37@yahoo.com>

Tue, Jun 12, 2012 at 9:36 PM

To: "juan82186@gmail.com" <juan82186@gmail.com>

To Whom it May Concern:

I am the owner of the property located at 12906 Madison Avenue in Lakewood and I am leasing the building to Juan Vergara and his father. I have given them permission to renovate the building to meet their operational needs with the understanding that all aspects of the renovations undergo the necessary inspections and receive approval from the City of Lakewood Fire and Health Departments.

Thank you for your assistance in this matter. I'm sure Juan will comply with any requirements you may have. Don't hesitate to contact me with any questions. My cell phone number is 216/870-0813.

Regards,  
Terry Stineman

Sent from my iPad

A handwritten signature in black ink, appearing to read "Terry Stineman", written over a horizontal line.



June 22, 2012

Mr. Robert J. Apanasewicz, P.E.  
Assistant Building Commissioner  
Commercial Division  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, Ohio 44107

RE Barroco Parking

Dear Mr. Apanasewicz;

We here-by grant to The Barroco Grill, the permission to use the parking lot of the Misencik Funeral Home to augment off street parking. They may park up to six (6) automobiles during their typical daily operating schedule.

Best Regards,  
Misencik Funeral Home

William B. Greaney  
President

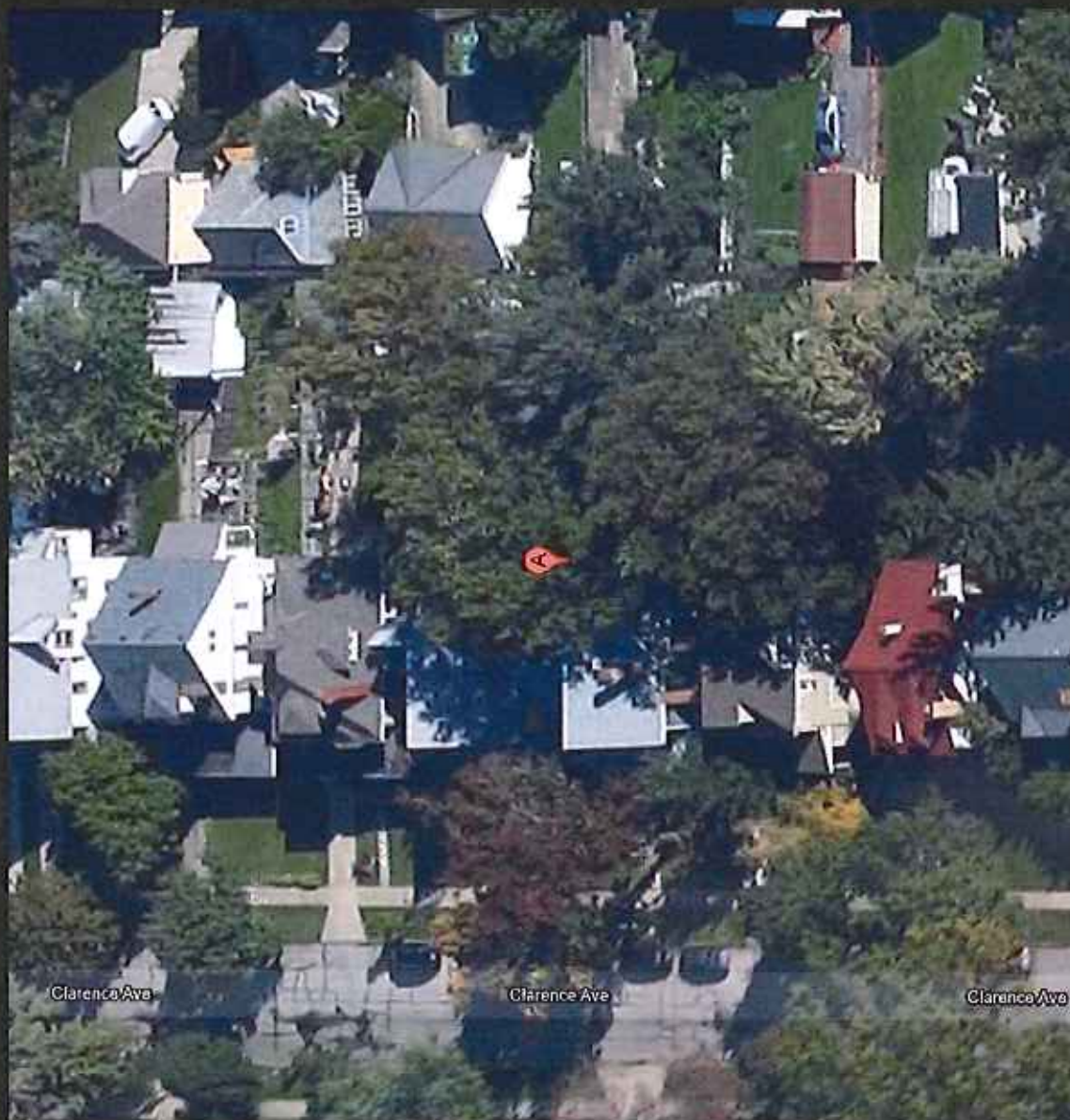


# Board of Zoning Appeals

June 2012







## 1485 Clarence Avenue

BZA June 2012





ABR June 2012

1485 Clarence Avenue





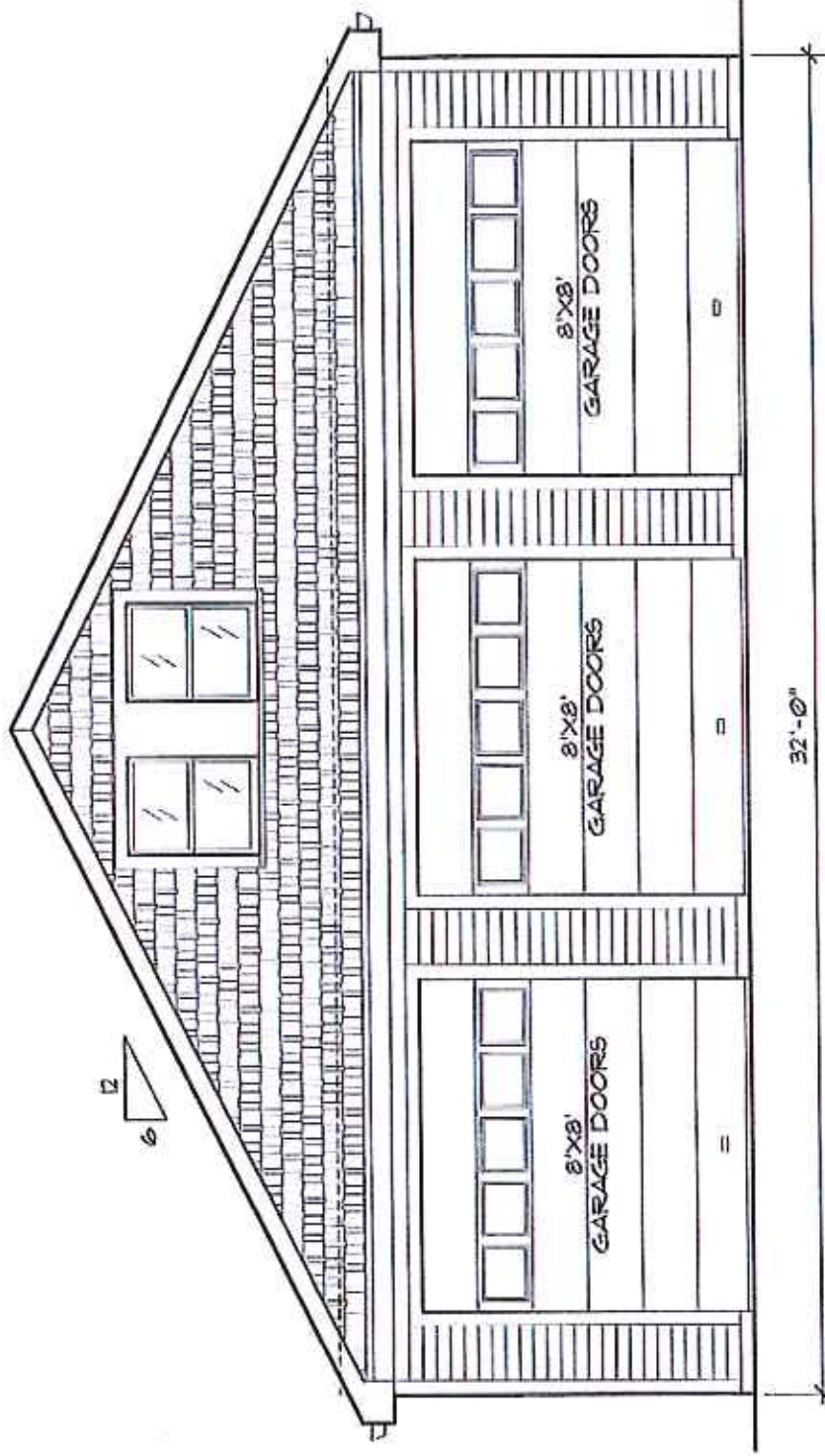
1485 Clarence Avenue

ABR June 2012

TOP OF ROOF  
ELEV. 17'-9"

TOP PLATE  
ELEV. 9'-0"

TOP OF SLAB  
ELEV. 0'-0"



FRONT ELEVATION

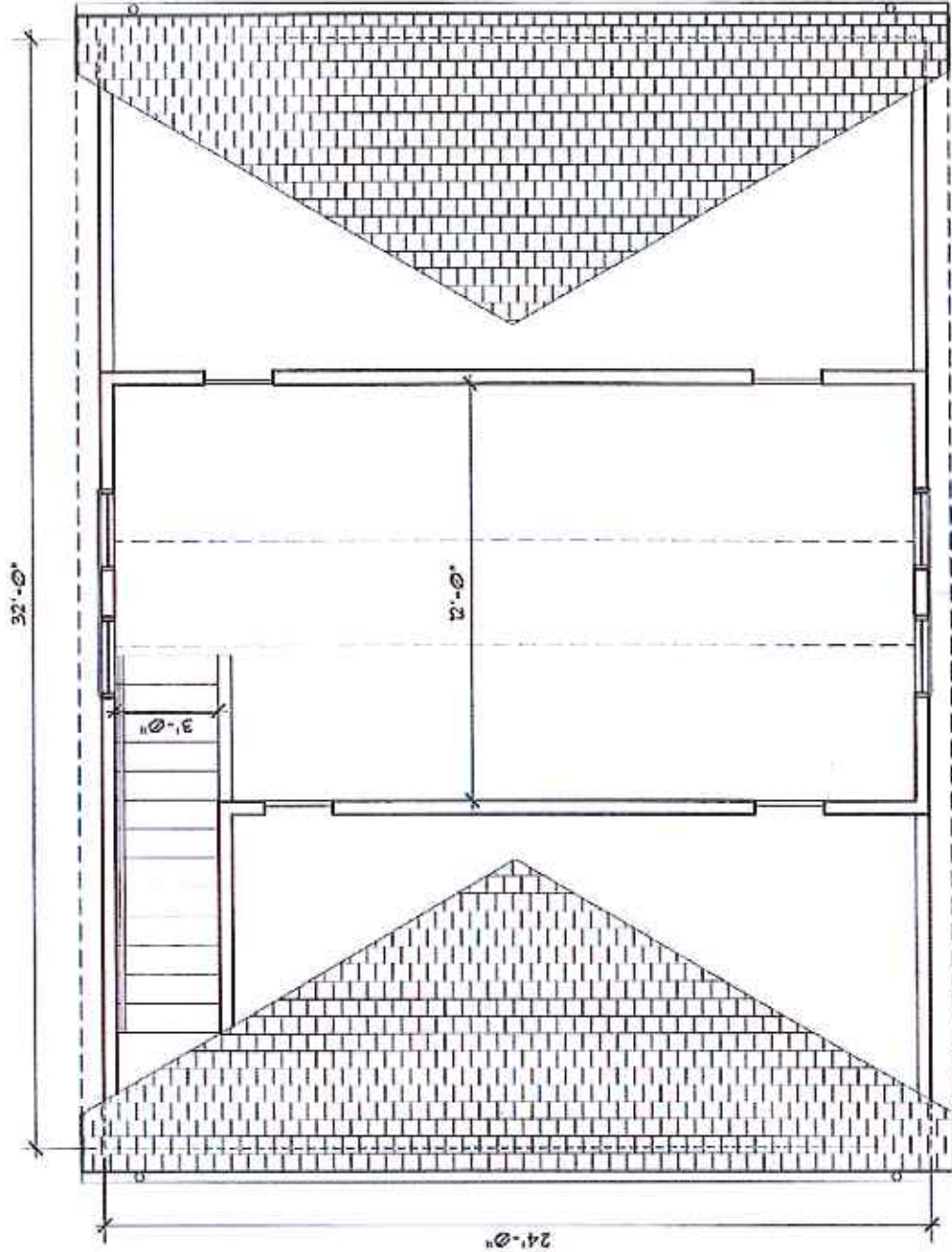
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1485 Clarence Avenue

BZA June 2012





ATTIC PLAN

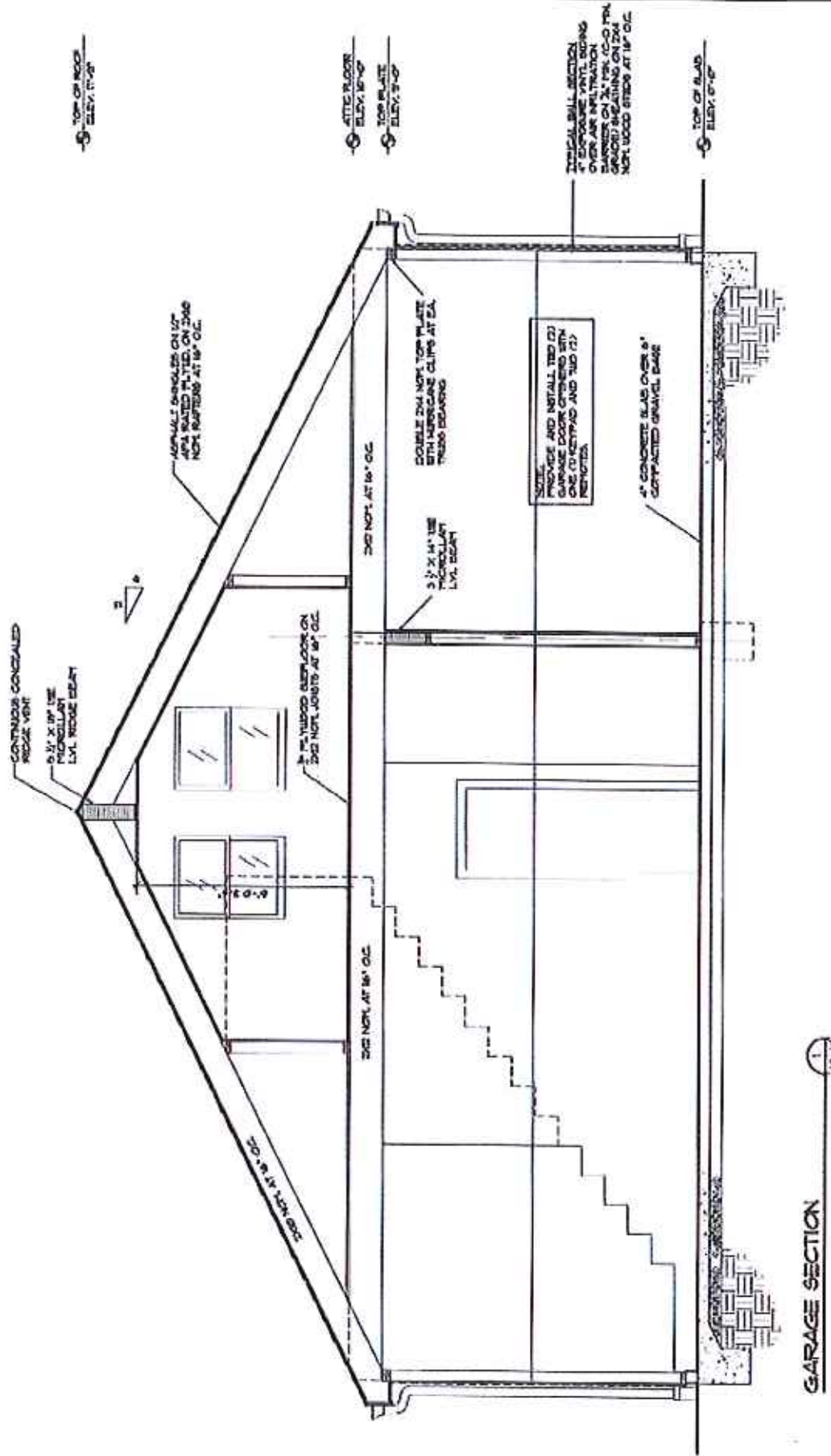
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GRAPHIC SCALE (FEET)

1485 Clarence Avenue

BZA, June 2012



# 1485 Clarence Avenue

BZA, June 2012



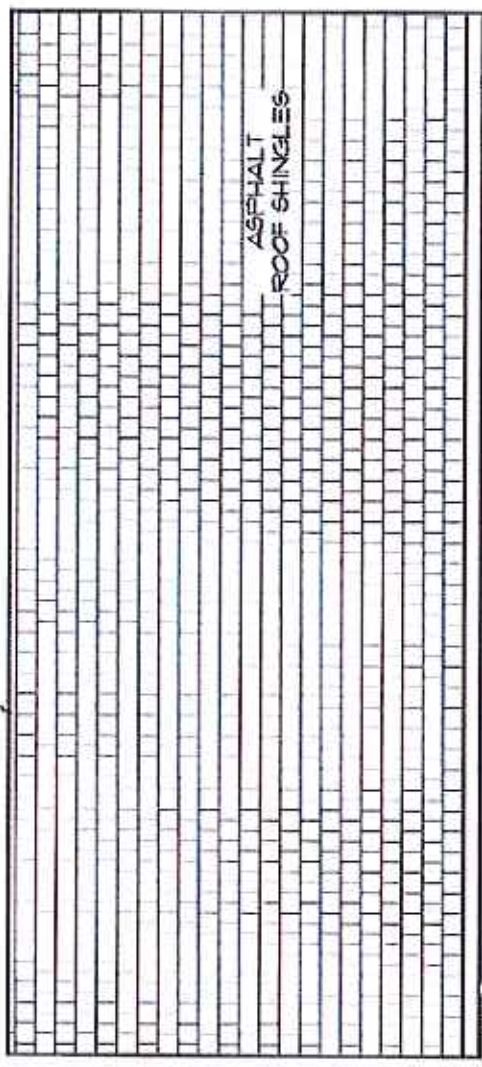
CONTINUOUS CONCEALED  
RIDGE VENT

TOP OF ROOF  
ELEV. 20'-4"

TOP PLATE  
ELEV. 16'-2"

TOP PLATE  
ELEV. 9'-0"

TOP OF SLAB  
ELEV. 0'-0"



ASPHALT  
ROOF SHINGLES

4" VINYL  
LAP SIDING

36X84  
DOOR

24'-0"

LEFT ELEVATION

1/4" = 1'-0"

2  
A1/A2

1485 Clarence Avenue



BZA June 2012

1046 Kenneth Road

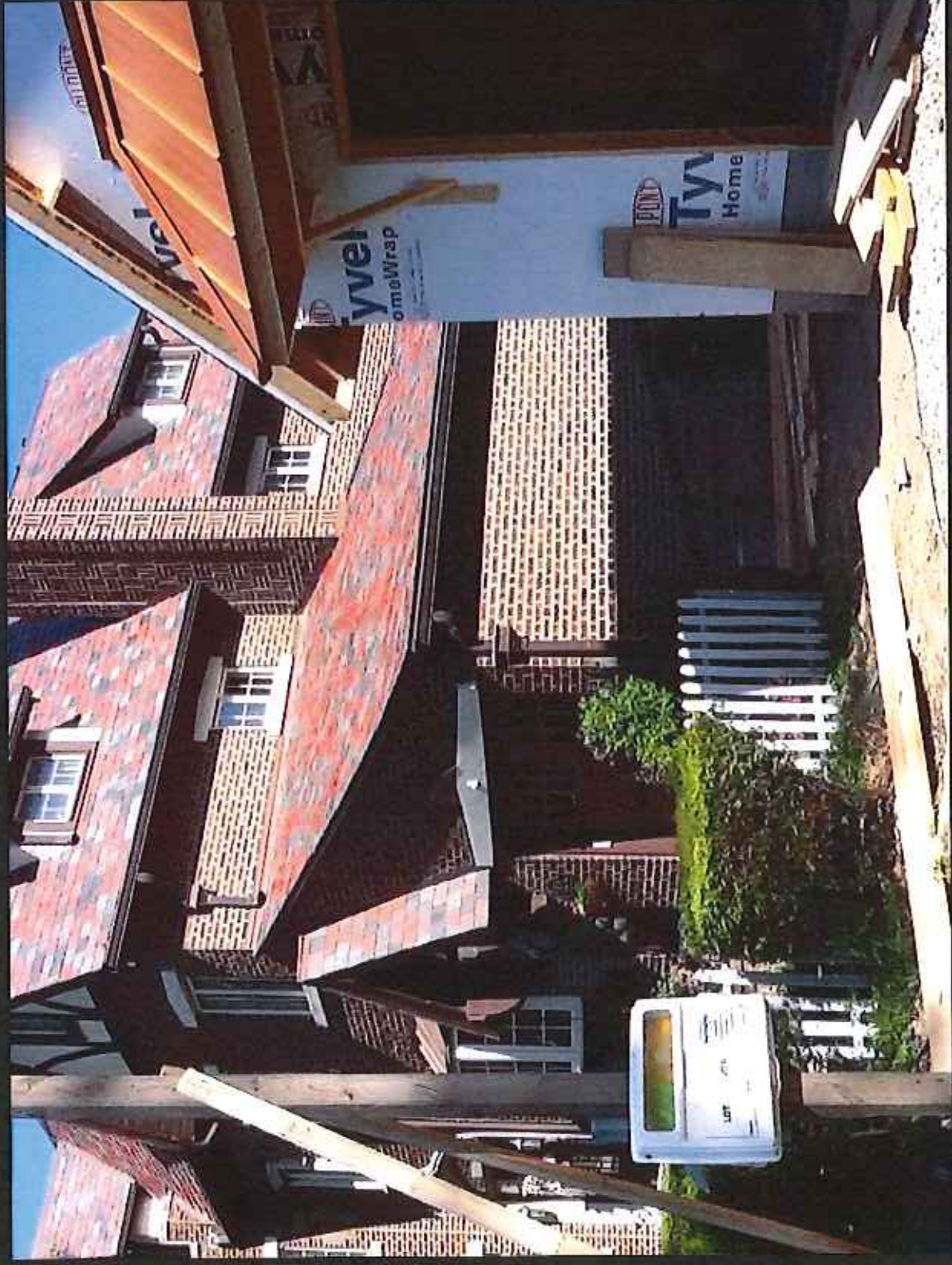




BZA June 2012

1046 Kenneth Road





EZA June 2012

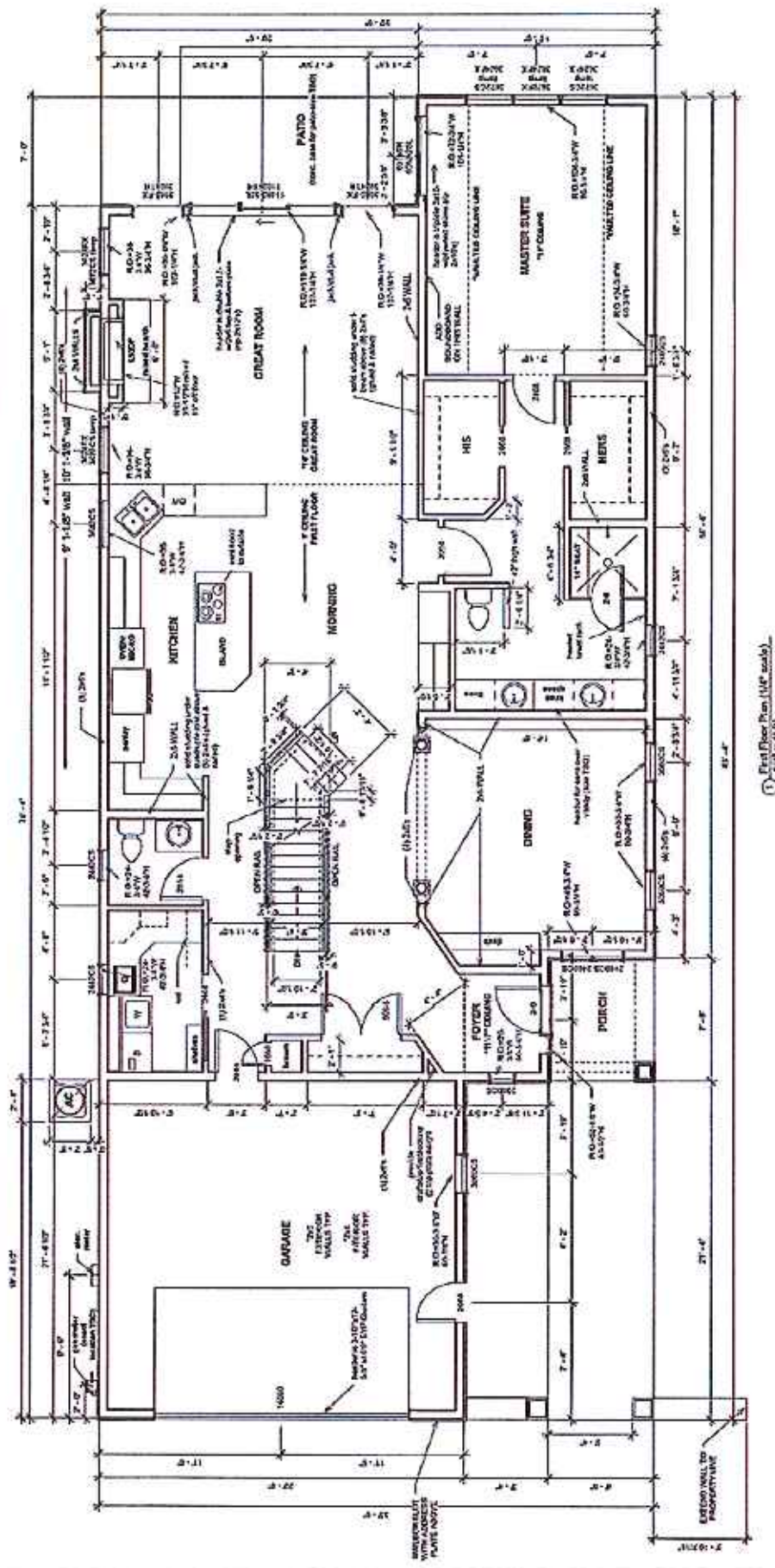
1046 Kenneth Road





BZA June 2012

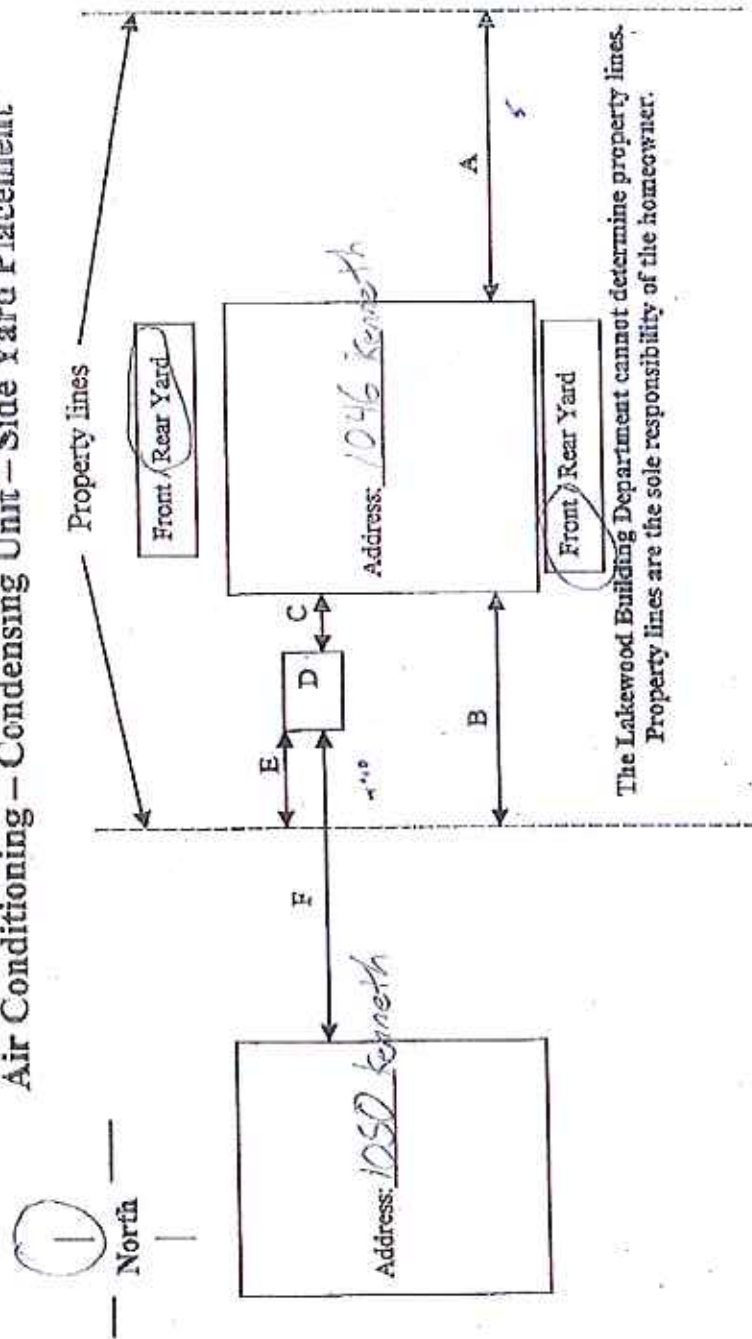
1046 Kenneth Road



# 1046 Kenneth Road Revised Drawing



# Air Conditioning – Condensing Unit – Side Yard Placement



Distance 'A' = 5 ft. 10 inches

Distance 'B' = 8 ft. 2 inches

Distance 'C' = 0 ft. 0 inches

Condensing Unit 'D' = 32 inches x 32 inches

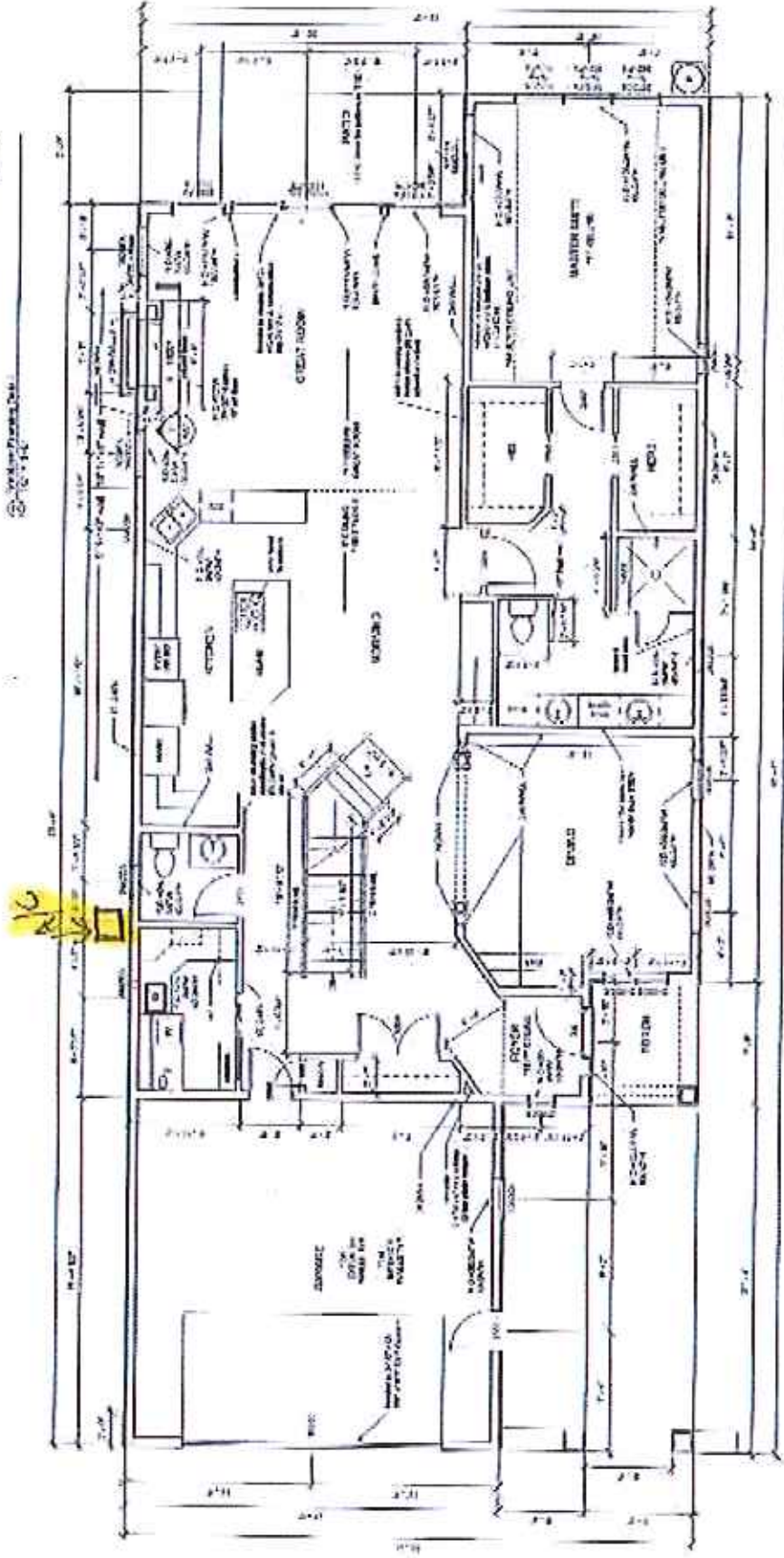
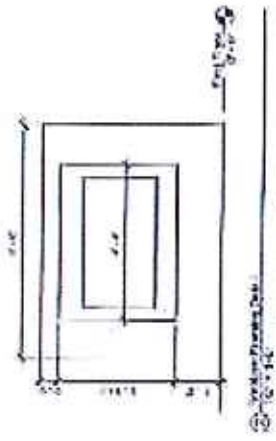
Distance 'E' = 5 ft. 0 inches

Distance 'F' = 8 ft. 2 inches

1046 Kenneth Road







# 1046 Kenneth Road



1205 Belle Avenue

EZA June 2012





BZA June 2012

1205 Belle Avenue



BZA June 2012

1205 Belle Avenue





BZA June 2012

1205 Belle Avenue





"A"



"B"

5



"C"



"D"

16

## 1205 Belle Avenue

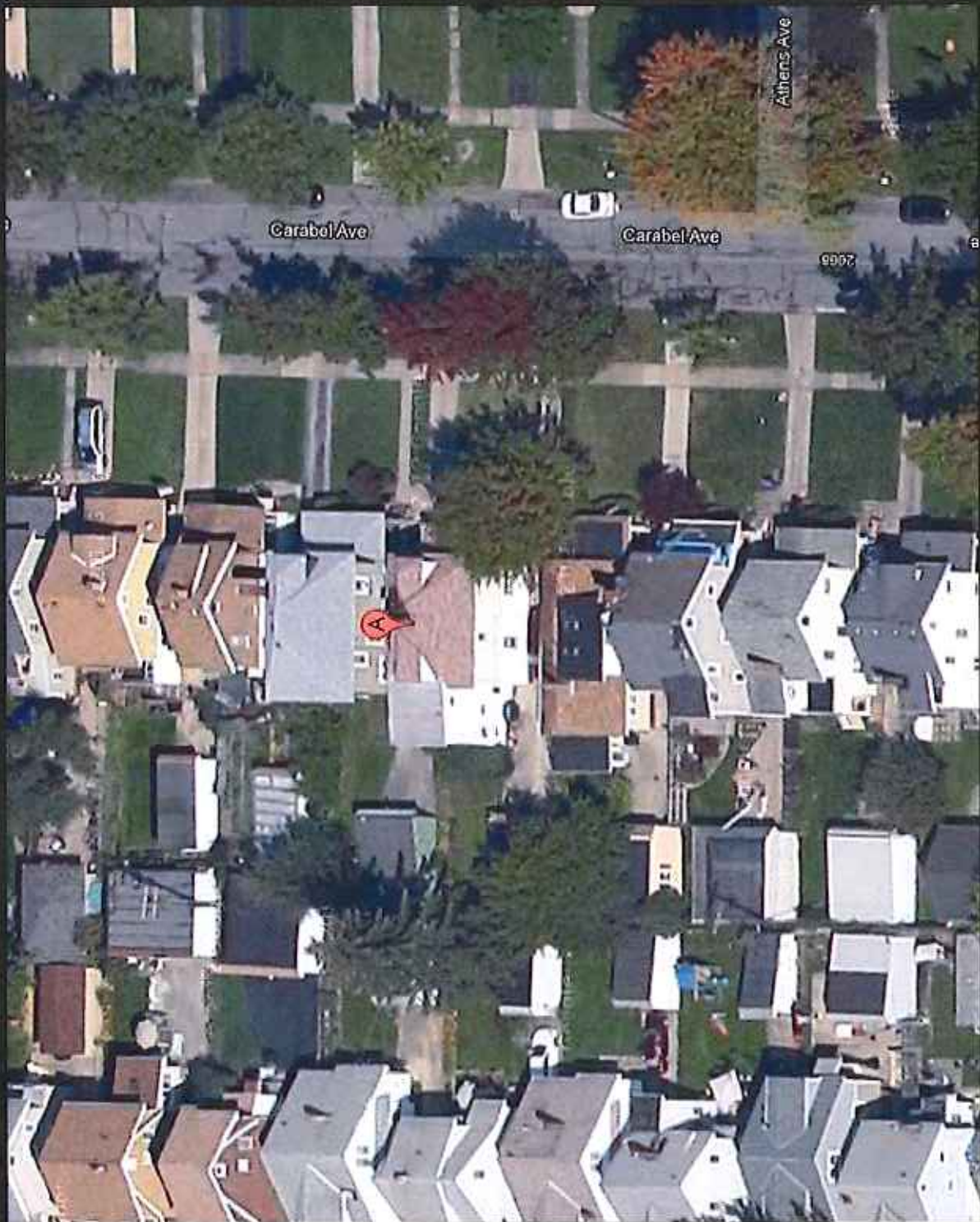




BZA June 2012

1205 Belle Avenue





## 2086 Carabel Avenue

BZA June 2012





BZA June 2012

2086 Carabel Avenue

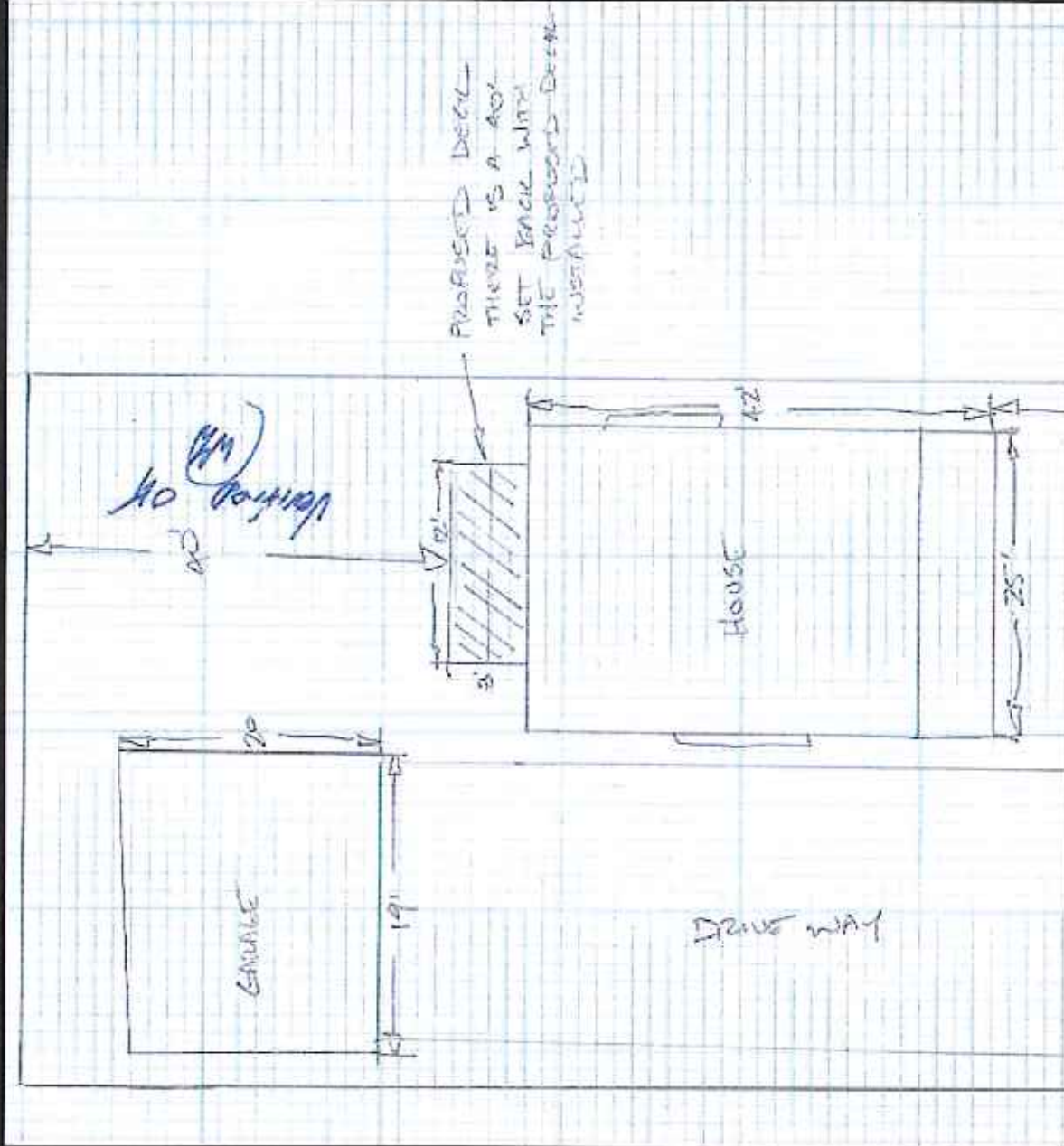




BZA, June 2012

2086 Carabel Avenue





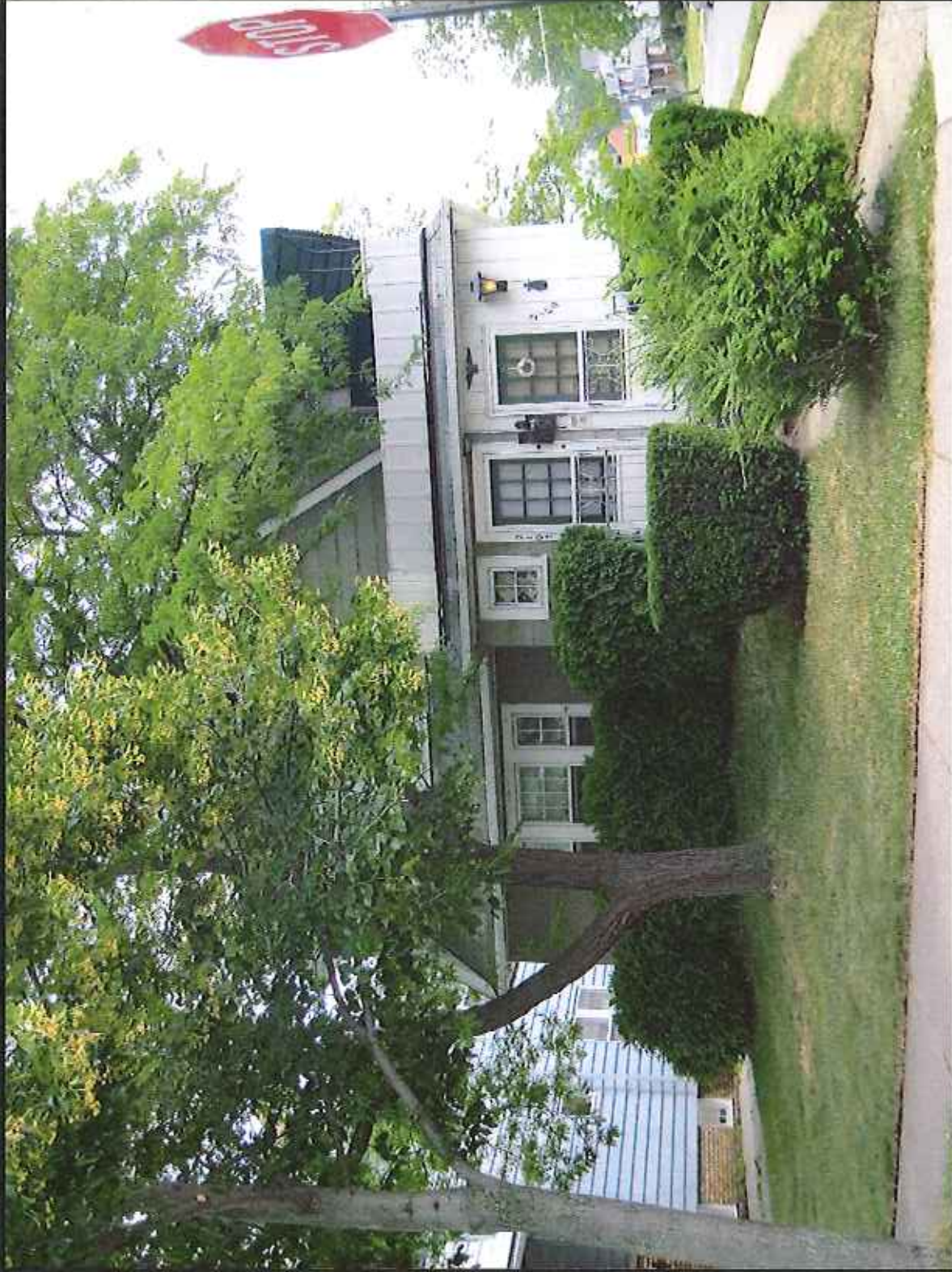
2086 Carabel Avenue



BZA June 2012

2107 Mars Avenue





BZA June 2012

2107 Mars Avenue





BZA, June 2012

2107 Mars Avenue





BZA June 2012

2107 Mars Avenue

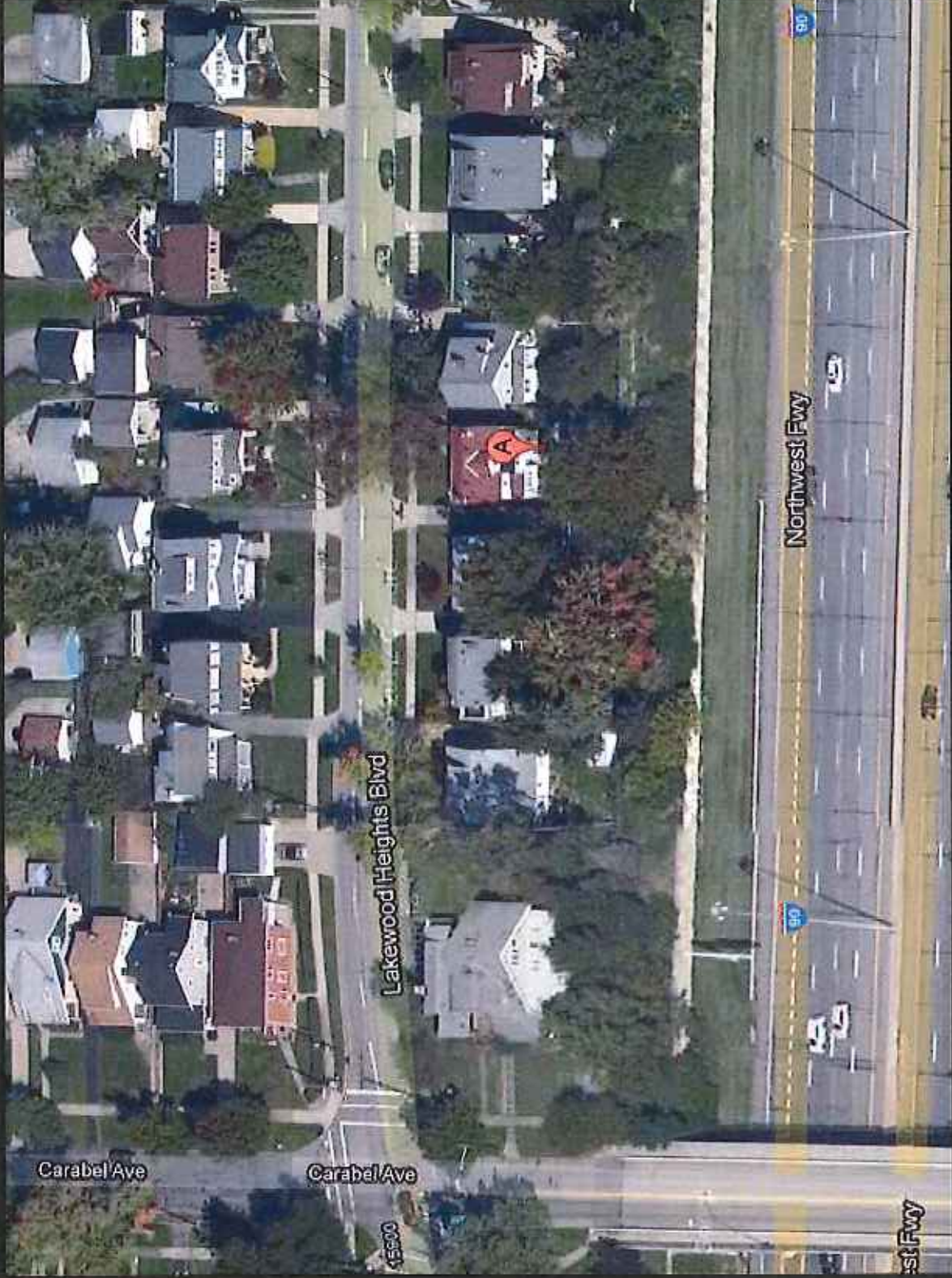




BZA June 2012

2107 Mars Avenue





15635 Lakewood  
Heights Boulevard

BZA June 2012

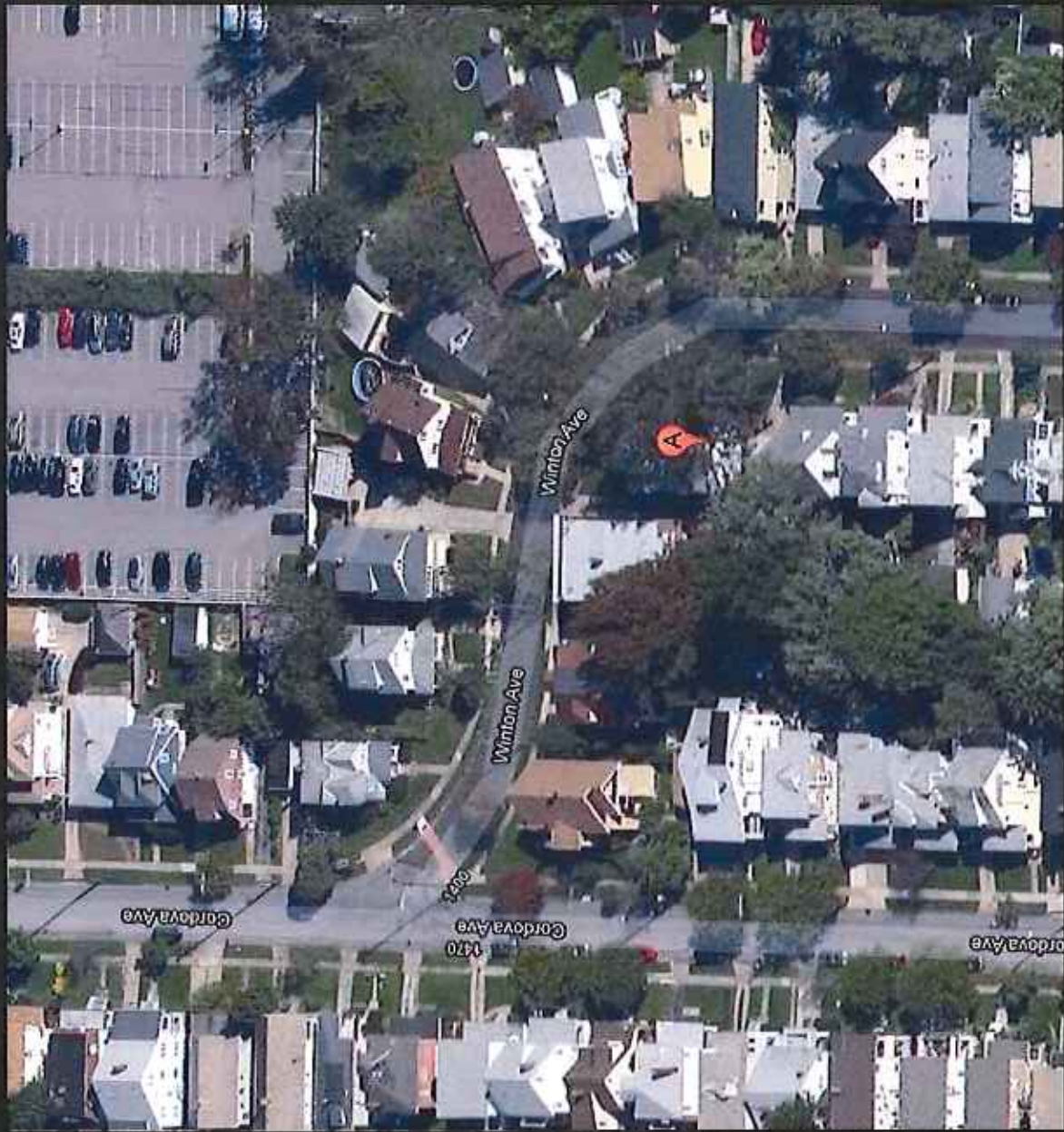




BZA June 2012

**15635 Lakewood  
Heights Boulevard**





1466 Winton Avenue

BZA June 2012





1466 Winton Avenue

BZA June 2012





BZA June 2012

1466 Winton Avenue





BZA June 2012

1466 Winton Avenue

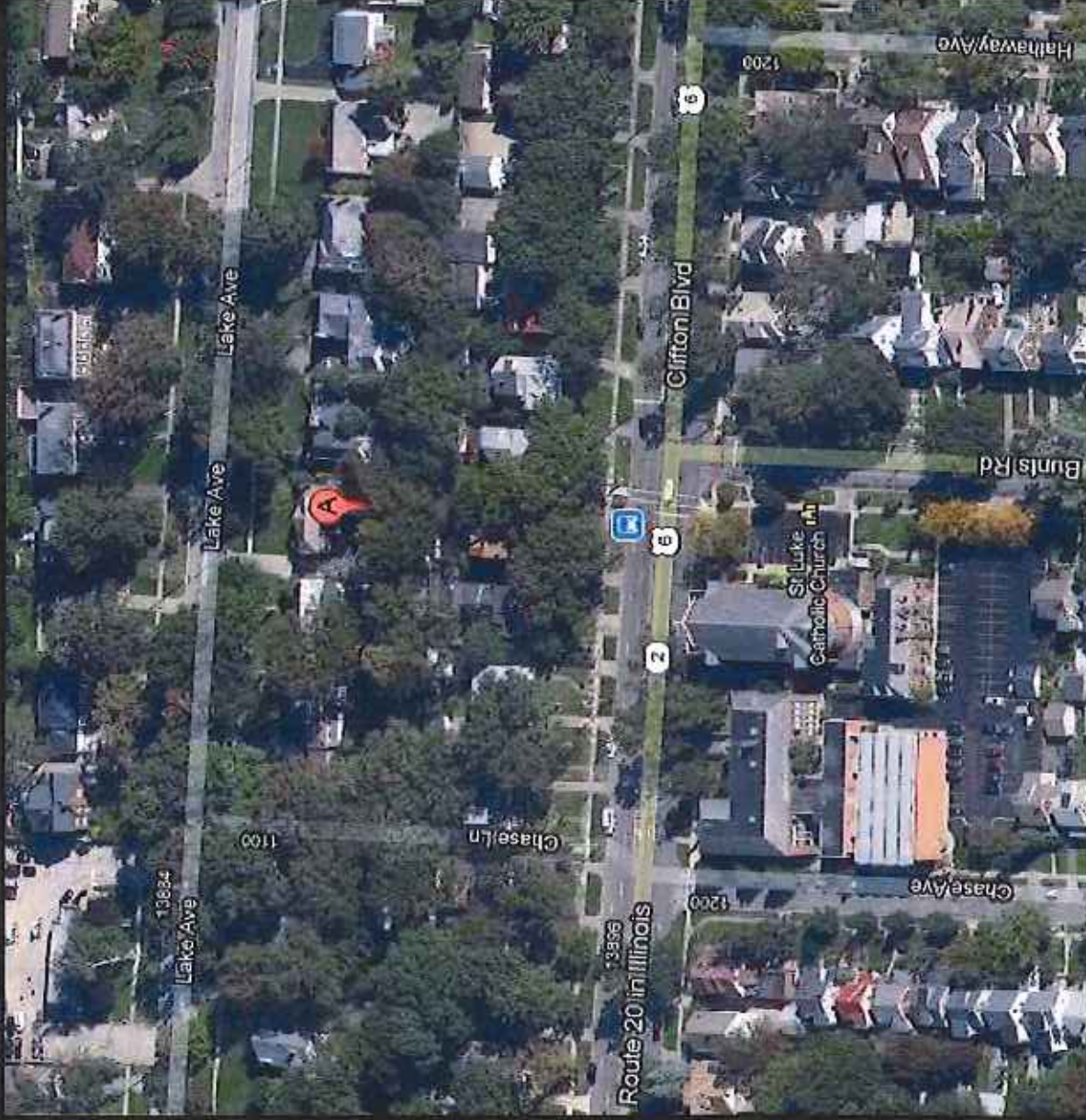




BZA June 2012

1466 Winton Avenue





13867 Lake Avenue

BZA June 2012





BZA June 2012

13867 Lake Avenue

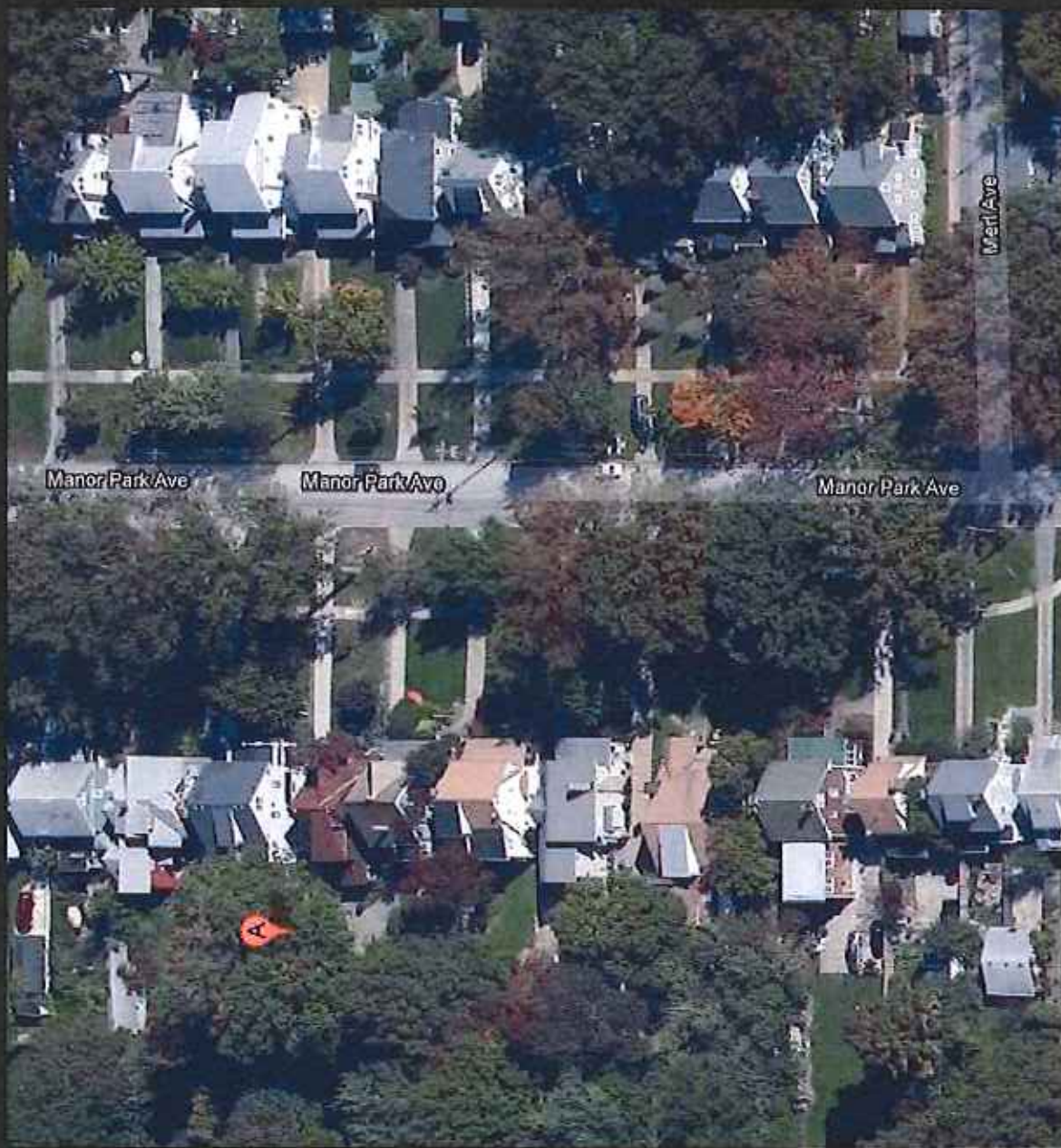




BZA June 2012

13867 Lake Avenue





BZA, June 2012

1284 Manor Park Avenue





BZA June 2012

1284 Manor Park Avenue

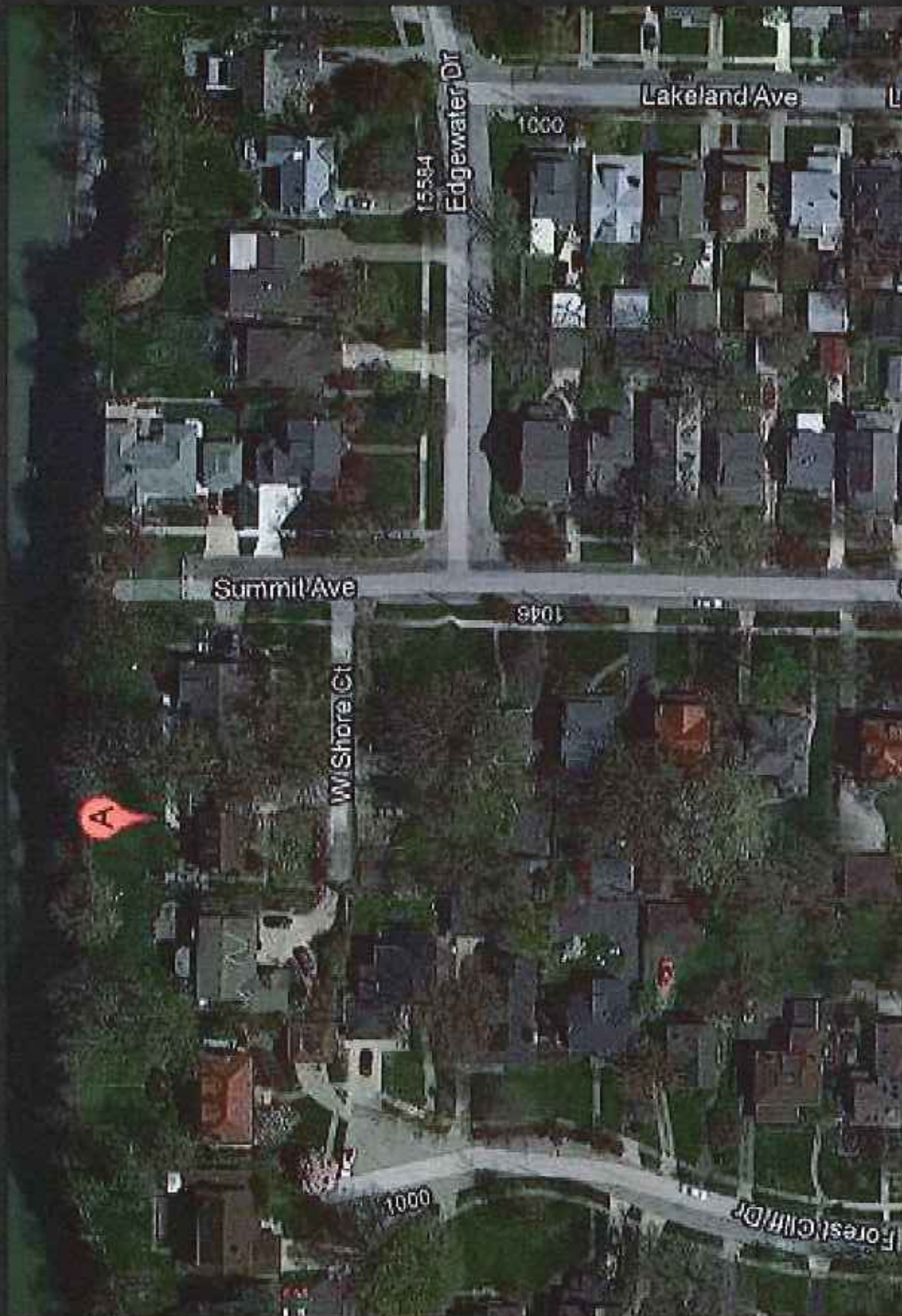




BZA June 2012

1284 Manor Park Avenue





## 15710 West Shore Court

BZA June 2012





EZF, June 2012

15710 West Shore Court

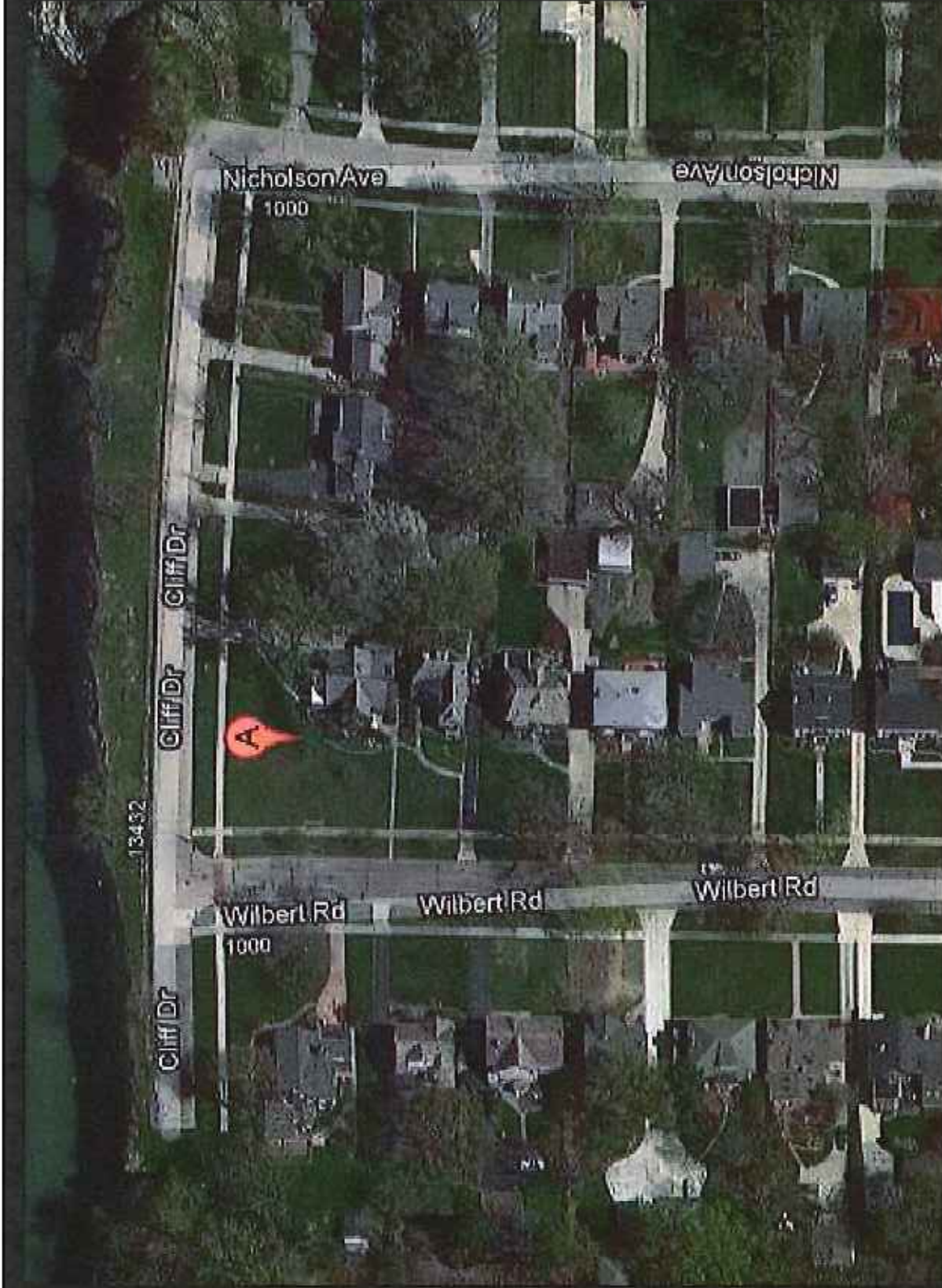




BZA June 2012

15710 West Shore Court





13429 Cliff Drive

BZA June 2012





BZA June 2012

13429 Cliff Drive

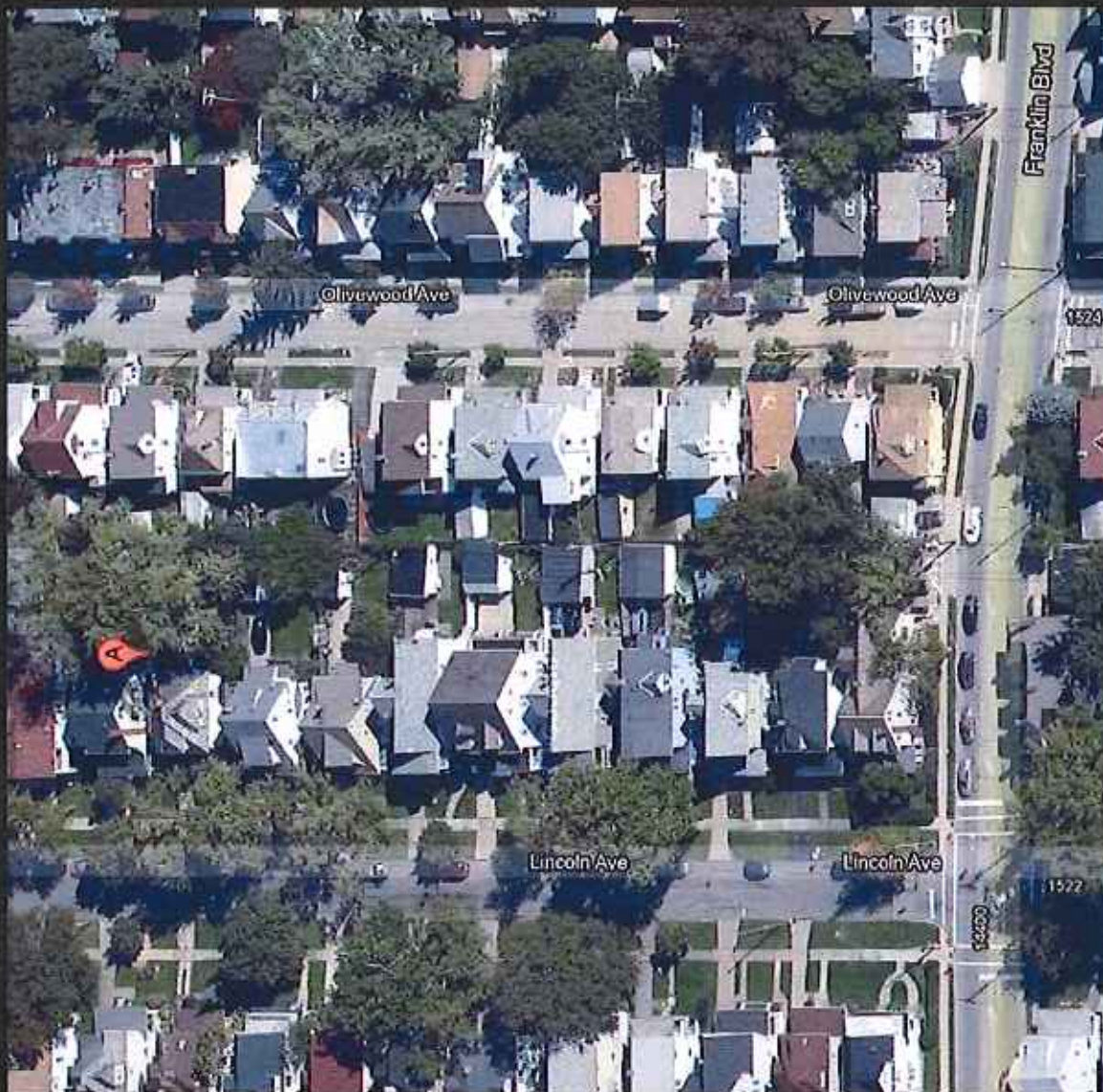




BZA June 2012

13429 Cliff Drive





## 1477 Lincoln Avenue

BZA, June 2012





BZA June 2012

1477 Lincoln Avenue





BZA June 2012

1477 Lincoln Avenue





## 12906 Madison Avenue Barocco

BZA June 2012





BZA June 2012

12906 Madison Avenue  
Barocco

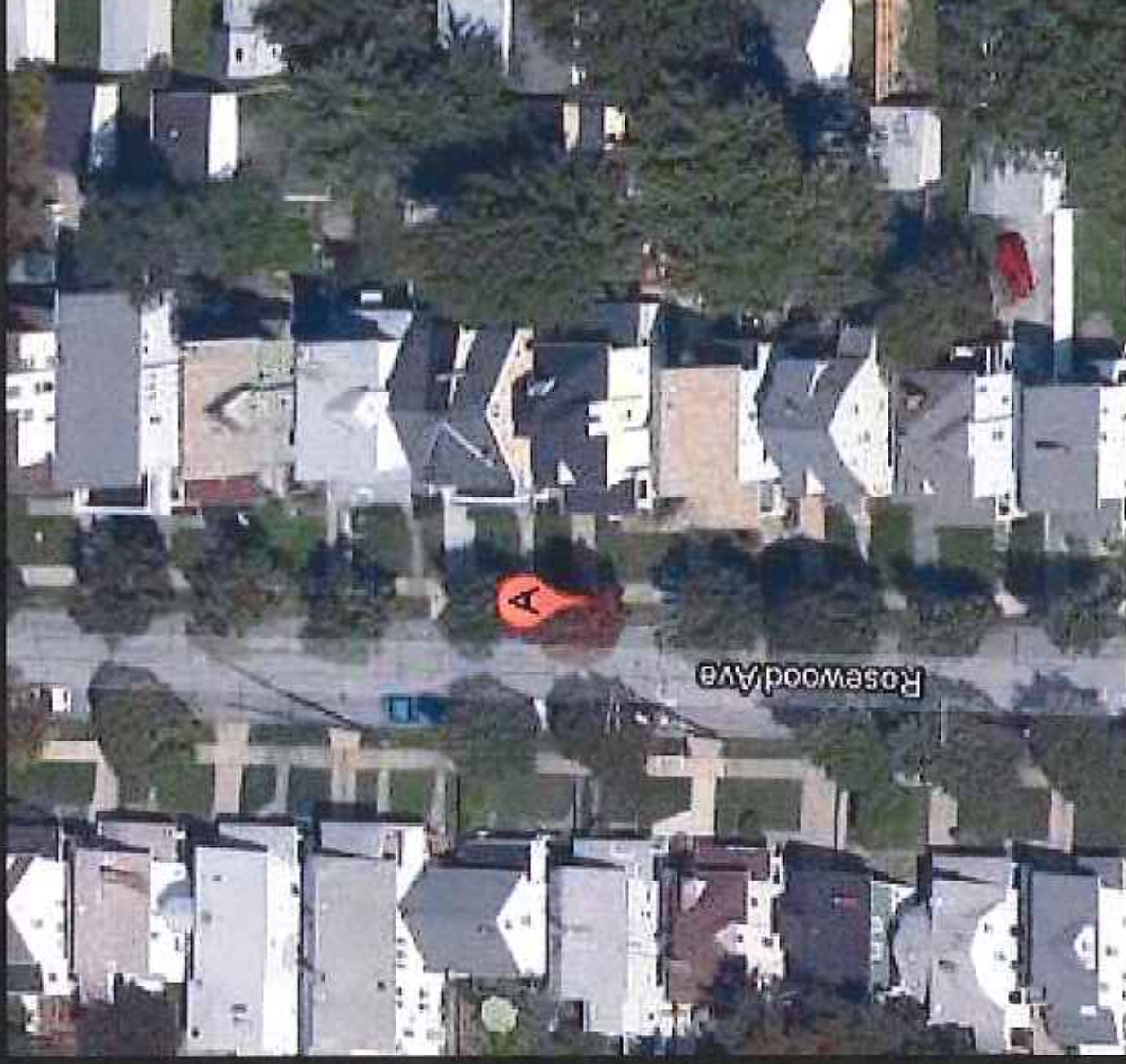




12906 Madison Avenue  
Barocco

BZA June 2012





1550 Rosewood Avenue

BZA June 2012





BZA June 2012

1550 Rosewood Avenue

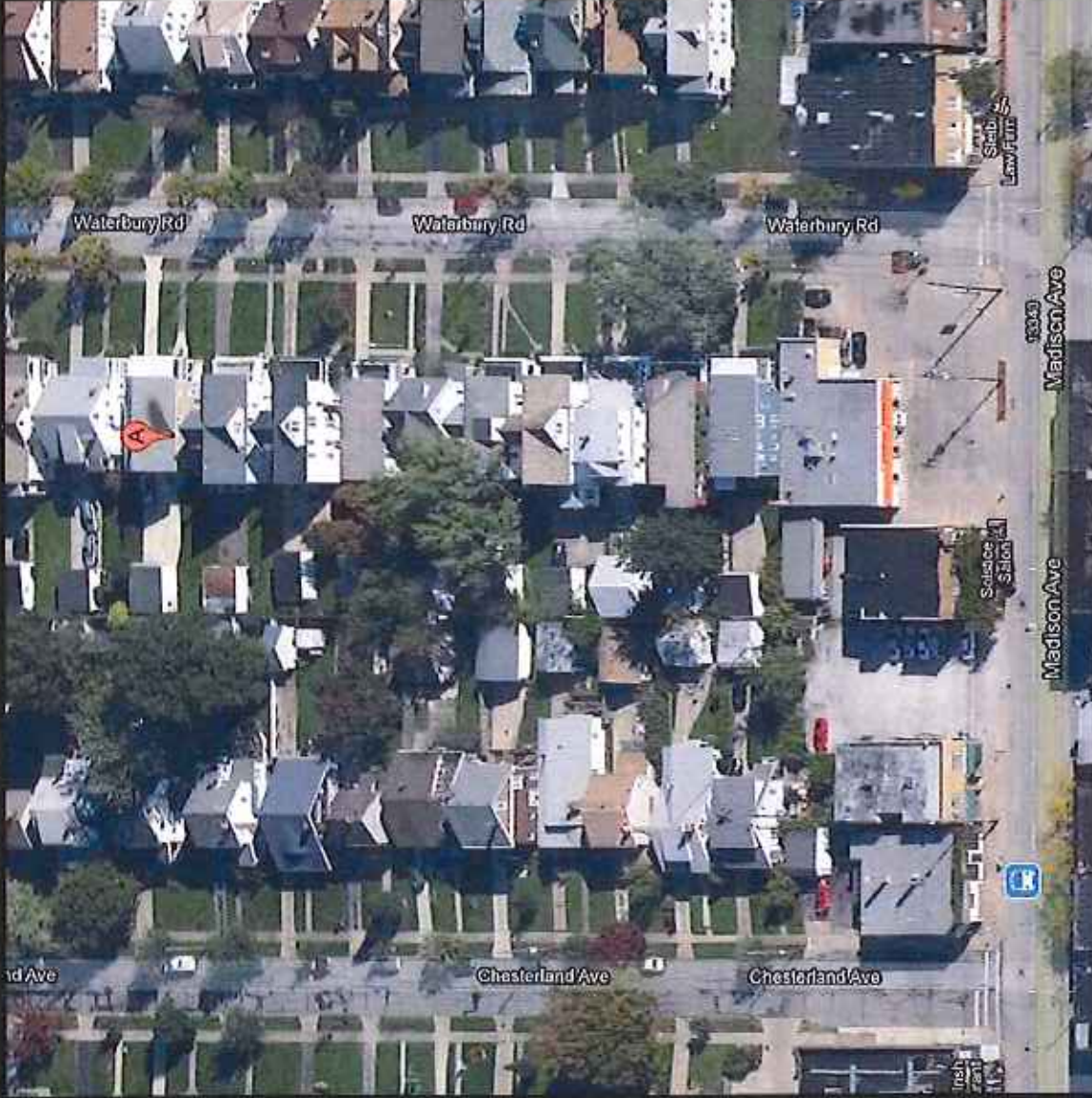




1550 Rosewood Avenue

EZA June 2012





BZA, June 2012

## 1626 Waterbury Road





BZA June 2012

1626 Waterbury Road





BZA June 2012

1626 Waterbury Road





BZA June 2012

## 1571 Roycroft Avenue





BZA June 2012

1571 Roycroft Avenue



# Board of Zoning Appeals

June 2012

